



**CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MARCH 21, 2018 9:00 am**

Special Magistrate: Thomas H Dougherty

Agenda No.: 001 **Status:** Active
Respondent: BOCA MEDICAL PLAZA LLC **CEO:** Frank H Amato
 7111 FAIRWAY Dr, 302, Palm Beach, FL 33418
Situs Address: 7100 Camino Real, Building D, Boca Raton, FL **Case No:** C-2017-01170063
PCN: 00-42-47-28-03-001-0010 **Zoned:** CG

- Violations:**
- 1 **Details:** The site plan shall be the controlling plan for conditional uses, requested uses or PDDs listed below. All development site elements including, but not limited to: ingress/egress, density, and intensity in the proposed project shall be consistent with the site plan. All plats shall be consistent with the site plan. In cases of conflict between plans, the most recently approved BCC plan or DRO final site plan, as applicable, shall prevail.
Code: Unified Land Development Code - 2.A.1.G.3.e
Issued: 01/19/2017 **Status:** MCEH
 - 2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. MAINLY PAVERS AND PALLETS
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/19/2017 **Status:** MCEH

cc: Boca Medical Plaza Llc
Boca Medical Plaza Llc

Agenda No.: 002 **Status:** Active
Respondent: Oliveira, Fabiano C; Oliveira, Felipe G **CEO:** Frank H Amato
 5041 Woodland Dr, Delray Beach, FL 33484-1121
Situs Address: 5041 Woodland Dr, Delray Beach, FL **Case No:** C-2016-12290020
PCN: 00-42-46-11-02-000-1370 **Zoned:** AR

- Violations:**
- 1 **Details:** Erecting/installing raised deck without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 01/03/2017 **Status:** MCEH
 - 2 **Details:** Erecting/installing above ground pool without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 01/03/2017 **Status:** MCEH

cc: Code Enforcement
Oliveira, Fabiano C
Oliveira, Felipe G

Agenda No.: 003 **Status:** Active
Respondent: Tarquino, Rosa I **CEO:** Brian Burdett
 3344 Hurricane Dr, Lake Worth, FL 33462-3630
Situs Address: 3344 Hurricane Dr, Lake Worth, FL **Case No:** C-2016-11080011
PCN: 00-43-45-06-02-024-0060 **Zoned:** RS

- Violations:**
- 1 **Details:** Any contractor, owner, or agent authorized in accordance with Florida Statute Chapter 489 who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical, plumbing, fire protection system, or accessible or flood resistant site element, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit(s).

 More specifically: A roofed structure has been constructed without the required Building Permit. (Shed 1-located near south property line)
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 12/05/2016 **Status:** MCEH

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| 2 | <p>Details: Any contractor, owner, or agent authorized in accordance with Florida Statute Chapter 489 who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical, plumbing, fire protection system, or accessible or flood resistant site element, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit(s).</p> <p>More specifically: A roofed structure has been installed without the required Building Permit. (Attached to rear of SFD on east side)</p> <p>Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
 Issued: 12/05/2016 Status: MCEH</p> |
| 3 | <p>Details: Any contractor, owner, or agent authorized in accordance with Florida Statute Chapter 489 who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical, plumbing, fire protection system, or accessible or flood resistant site element, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit(s).</p> <p>More specifically: A roofed structure has been constructed without the required Building Permit. (Shed located on west property line)</p> <p>Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
 Issued: 12/05/2016 Status: MCEH</p> |
| 4 | <p>Details: Any contractor, owner, or agent authorized in accordance with Florida Statute Chapter 489 who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical, plumbing, fire protection system, or accessible or flood resistant site element, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit(s).</p> <p>More specifically: A fence has been installed without the required Building Permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
 Issued: 12/05/2016 Status: MCEH</p> |

Agenda No.: 004	Status: Active
Respondent: Ludwin, Adam; Bloom, Beth 1054 W Shore Dr, West Palm Beach, FL 33406-5151	CEO: Michael A Curcio
Situs Address: 1054 W Shore Dr, West Palm Beach, FL	Case No.: C-2016-06030023
PCN: 00-43-44-08-13-000-0771	Zoned: RS

- Violations:**
- | | |
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| 3 | <p>Details: Erecting/installing pavers in driveway without first obtaining required building permits is prohibited.</p> <p>More specifically, driveway pavers require building permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
 Issued: 06/23/2016 Status: MCEH</p> |
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Agenda No.: 005	Status: Active
Respondent: Borja, Nancy 4881 Mathis St, Lake Worth, FL 33461-5411	CEO: Michael A Curcio
Situs Address: 190th St, FL	Case No.: C-2017-02070002
PCN: 00-40-42-15-00-000-8130	Zoned: AR

- Violations:**
- | | |
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| 1 | <p>Details: Erecting/installing wire fence and metal gate without first obtaining required building permits is prohibited.</p> <p>Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
 Issued: 02/07/2017 Status: CLS</p> |
| 2 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>More specifically vegetation debris piles on vacant lot.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
 Issued: 02/07/2017 Status: MCEH</p> |

cc: Code Enforcement

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Agenda No.: 006 **Status:** Active
Respondent: Faroy, Jorge L **CEO:** Dennis A Hamburger
17675 32nd Ln N, Loxahatchee, FL 33470-3612
Situs Address: 17675 32nd Ln N, Loxahatchee, FL **Case No.:** C-2017-04270024
PCN: 00-40-43-14-00-000-7520 **Zoned:** AR

- Violations:**
- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/27/2017 **Status:** MCEH
 - 2** **Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 04/27/2017 **Status:** CLS

cc: Faroy, Jorge

Agenda No.: 007 **Status:** Active
Respondent: Koch, William T **CEO:** Kenneth E Jackson
5691 Wingham Way, Lake Worth, FL 33463-6694
Situs Address: 5691 Wingham Way, Lake Worth, FL **Case No.:** C-2016-03210036
PCN: 00-42-44-34-04-026-0030 **Zoned:** RS

- Violations:**
- 1** **Details:** Erecting/installing fence without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 04/06/2016 **Status:** MCEH
 - 2** **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically: B-1989-017185 for the screen porch.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.4.1
Issued: 04/06/2016 **Status:** MCEH

Agenda No.: 008 **Status:** Active
Respondent: 2015-3 IH2 BORROWER L.P. **CEO:** Dwayne E Johnson
1201 HAYS St, Tallahassee, FL 32301-2525
Situs Address: 19115 Westbrook Dr, Boca Raton, FL **Case No.:** C-2017-01190020
PCN: 00-42-47-07-10-021-0630 **Zoned:** AR

- Violations:**
- 1** **Details:** The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. Water supply to a residential structure shall not be obtained from another residential unit. More specifically free from defects left behind from a water filtration system. The old system that was removed released foreign particles from the system that have collected in the toilet, water heater, and filtration system for the refrigerator.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (d) (3)
Issued: 01/30/2017 **Status:** MCEH
 - 2** **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. More specifically several areas on the exterior walls have chipping paint that needs to be pressure washed and painted.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 01/30/2017 **Status:** MCEH
 - 3** **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically wood around window frames and attached structures should be free from rot and deterioration.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 01/30/2017 **Status:** MCEH

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cc: 2015-3 Ih2 Borrower L.P.
2015-3 Ih2 Borrower L.P.
Villamizar, John

Agenda No.: 009 **Status:** Active
Respondent: Ayala, Patricia **CEO:** Ozmer M Kosal
3676 Everglades Rd, Palm Beach Gardens, FL 33410-2315
Situs Address: 3676 Everglades Rd, Palm Beach Gardens, FL **Case No.:** C-2016-09270005
PCN: 00-43-41-31-01-011-0130 **Zoned:** RM

- Violations:**
- 1** **Details:** Erecting/installing fencing without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 09/27/2016 **Status:** MCEH
 - 2** **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.4.1
Issued: 09/27/2016 **Status:** MCEH
 - 3** **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.4.1
Issued: 09/27/2016 **Status:** CLS

Agenda No.: 010 **Status:** Active
Respondent: Carroll, Carolyn S **CEO:** Michelle I Malkin-Daniels
16889 122nd Dr N, Jupiter, FL 33478-6001
Situs Address: 16889 122nd Dr N, Jupiter, FL **Case No.:** C-2016-08010008
PCN: 00-41-41-10-00-000-1380 **Zoned:** AR

- Violations:**
- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/10/2016 **Status:** CLS
 - 2** **Details:** Installing a shed without first obtaining the required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 08/10/2016 **Status:** MCEH
 - 3** **Details:** A fence was installed without first obtaining a building permit is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 08/10/2016 **Status:** CLS

Agenda No.: 011 **Status:** Active
Respondent: Long, Vincent D; Long, Valerie L **CEO:** Michelle I Malkin-Daniels
19685 King Fisher Ln, Loxahatchee, FL 33470-2539
Situs Address: 19685 King Fisher Ln, Loxahatchee, FL **Case No.:** C-2016-07260020
PCN: 00-40-43-21-01-000-2310 **Zoned:** AR

- Violations:**
- 1** **Details:** Erecting/installing roofed accessory structures without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 12/21/2016 **Status:** MCEH

Agenda No.: 012 **Status:** Active
Respondent: Bravo, Santos; Vasquez, Rogelia **CEO:** Deb L Wiggins
2373 Pineway Dr, West Palm Beach, FL 33415-7226
Situs Address: 2373 Pineway Dr, West Palm Beach, FL **Case No.:** C-2017-01120024
PCN: 00-42-44-14-04-000-0090 **Zoned:** RM

- Violations:**
- 1** **Details:** Erecting/installing an accessory structure in the rear of the property without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 02/17/2017 **Status:** MCEH
 - 2** **Details:** Erecting/installing a membrane canopy structure without first obtaining required building permits is prohibited.

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Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 02/17/2017 **Status:** CLS

3 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period (trailer)

Code: Unified Land Development Code - 6.A.1.D.19.b.5)b)
Issued: 02/17/2017 **Status:** CLS

Agenda No.: 013 **Status:** Active
Respondent: CONCIERGE DEVELOPMENT 2 LLC **CEO:** Brian Burdett
1135 Kane Concourse, Fl 3, Miami, FL 33154-2025
Situs Address: 7041 Seacrest Blvd, Lake Worth, FL **Case No:** C-2017-05080021
PCN: 00-43-45-09-23-000-0031 **Zoned:** CG

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
more specifically: landscaping debris, trash and grocery carts.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/10/2017 **Status:** MCEH

2 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.
More specifically: Plywood on windows.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 05/10/2017 **Status:** MCEH

cc: Concierge Development 2, Llc.

Agenda No.: 014 **Status:** Active
Respondent: Nelson, Peter; Nelson, Tina **CEO:** Ray F Leighton
9549 Islamorada Ter, Boca Raton, FL 33496-2117
Situs Address: 9549 Islamorada Ter, Boca Raton, FL **Case No:** C-2017-05240025
PCN: 00-42-47-06-09-008-0050 **Zoned:** RS

Violations:

1 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle for a period exceeding one hour in any 24 hour period.
Code: Unified Land Development Code - 6.A.1.D.19.a.2)
Issued: 05/25/2017 **Status:** MCEH

2 **Details:** Erecting/installing wood fence without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 05/25/2017 **Status:** MCEH

Agenda No.: 015 **Status:** Active
Respondent: Sardinas, Yordan **CEO:** Maggie Bernal
4357 Venus Ave, West Palm Beach, FL 33406-4041
Situs Address: 655 Neptune St, West Palm Beach, FL **Case No:** C-2016-06170024
PCN: 00-42-44-01-05-000-0750 **Zoned:** RM

Violations:

3 **Details:** Erecting/installing fence without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 06/20/2016 **Status:** MCEH

4 **Details:** Erecting/installing paved driveway without first obtaining required building permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2014) - 105.1
Issued: 06/20/2016 **Status:** MCEH

ADJOURNMENT:

"IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING HE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. "